WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2002.

Notary Public

KIRK C. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-2981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Higgins	America's Wholesale Lender	132-15-0-018.00
(NAME)	(NAME)	
741 Elysian Fields	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Gladys E. Brooks Administrative Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Higgins and wife, Amy E. Higgins, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Elysian Fields Subdivision, Section One, not of record, described according to a survey made by John Kohl, Surveyor, July 11, 1968, as follows:

Beginning at a point in the westerly margin of Elysian Fields Drive at the common corner of Lots 21 and 22 on said plan; thence southwesterly with the line between said lots, 300 feet; thence in a southeasterly direction, around a slight curve, 169.5 feet to the corner of Lots No. 22 and 23; thence northwesterly with the line between said lots, 300 feet to the westerly margin of Elysian Fields Drive, thence with said drive northwesterly 120.8 feet to the beginning.

Being the same property conveyed to Gladys E. Brooks and Anthony G. Howard, Trustees of the Gladys E. Brooks Revocable Living Trust, dated March 29, 2001, by Quitclaim Deed from Gladys E. Brooks of record in Instrument Number 20010417-0037791, Register's Office for Davidson County, Tennessee. Gladys E. Brooks has since died on July 30, 2002. Anthony G. Howard executes this instrument as remaining Trustee of the Gladys E. Brooks Revocable Living Trust, now known as The Gladys E. Brooks Administrative Trust.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 08/28/02 08:46 2pgs
Fees:13.00 Taxes:628.63

20020828-0103843

unimproved ☐

This is improved ☒ property, known as 741 Elysian Fields, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of August, 2002.

The Gladys E. Brooks Administrative Trust

Anthony G. Howard, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anthony G. Howard with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Trustee respectively of The Gladys E. Brooks Administrative Trust the within named bargainor, and corporation, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Anthony G. Howard as such Trustee .

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027